



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SILVER HILL RD, LINCOLN

OWNERSHIP

Owner 1:	SANDROF MARK B
Owner 2:	SANDROF PATIENCE B
Owner 3:	
Street 1:	5 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

PREVIOUS OWNER

Owner 1:	BROOKS PAUL -
Owner 2:	-
Street 1:	5 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3403

NARRATIVE DESCRIPTION

This Parcel contains 3.21 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1913, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.613		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									18,390						18,400	
101	ONE FAM		0.76		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									4,560						4,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	652,800	112,800	3.210	918,200	1,683,800	1652	0
Total Card							652,800
Total Parcel							652,800
Source: Market Adj Cost							Total Value per SQ unit /Card: 398.17 /Parcel: 398.17
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	652,800	112800	16.37	997,200	1,762,800	1,762,800	Year End Roll	9/28/2017
2017	101	FV	625,000	112800	16.37	997,200	1,735,000	1,735,000	Year End Roll	9/29/2016
2016	101	FV	602,400	112800	16.37	970,800	1,686,000	1,686,000	Year End Roll	1/14/2016
2015	101	FV	580,600	112800	16.37	906,800	1,600,200	1,600,200	Year End	10/2/2014
2014	101	FV	575,200	112800	16.37	894,000	1,582,000	1,582,000	Year End Roll	1/23/2014
2013	101	FV	564,300	112800	16.41	871,200	1,548,300	1,548,300	Year End Roll	10/25/2012
2012	101	FV	564,300	112800	16.41	987,200	1,664,300	1,664,300	Year End	1/26/2012
2011	101	FV	599,000	112800	16.41	1,047,500	1,759,300	1,759,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS PAUL,	30298-097		6/11/1999	PARTIAL INTR	1650000	No	No			
EDWARDS HERMAN	6187-358		2/19/1938		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2017	6799	SOLAR PA	10,468	O	12/12/2017			Install solar pane
1/9/2001	2153	RENO-ADD	375,000	C	6/1/2002			5/19/01 15% 3/30/0
11/2/1999	1839	BARN	65,000	C	5/31/2000			5/31/00 30%

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/1/2002	MEAS+INSPCTD	613	M COLE
3/30/2002	MEAS/EXT INS	615	D VELUTTI
5/19/2001	MEAS/EXT INS	614	S FOLEY
5/31/2000	MEAS/EXT INS	610	M FLYNN
9/16/1998	MEAS+INSPCTD	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.20955	Total SF/SM:	139808.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:	918,150	Spl Credit		Total:	918,200
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	G - GOOD

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1913 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOOD 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	13 - RADIANT EL
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	30x33	V	AV	2000	54.00	T	13.5	101			46,200			46,200
61	ELEV-PAS	D	S	1	1	A	AV	1984	35,000.00	B	17	101			29,100			29,100
33	2 ST BARN	D	Y	1	28x50	A	AV	2000	55.00	T	13.5	101			66,600			66,600

More:	N	Total Yard Items:	112,800	Total Special Features:	29,100	Total:	141,900
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BATH FEATURES

Full Bath:	3 Rating: GOOD
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	
A HBth:	
OthrFix:	2 Rating: GOOD

OTHER FEATURES

Kits:	1 Rating: EXCELLENT
A Kits:	
Frpl:	1 Rating: AVERAGE
WSFlue:	2 Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.90563393
Const Adj.:	0.98960400
Adj \$ / SQ:	79.763
Other Features:	93500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	751449
Depreciation:	127746
Depreciated Total:	623703

COMMENTS

INCL 92-6.01 (.04 AC). 12/2017 see 164 14 1 for CR parcel.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	10	BR:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

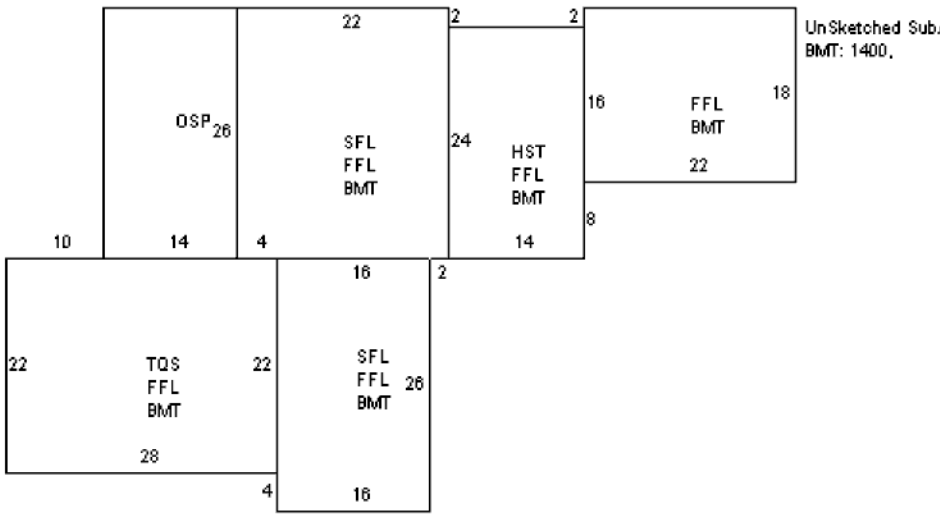
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1454339.024
Juris. Factor:		Val/Su Fin:		154.36
Special Features:	29100	Val/Su Net:		82.06
Final Total:	652800	Val/Su SzAd:		169.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,736	21.930	81,949
FFL	1ST FLOOR	2,336	79.760	186,328
SFL	2ND FLOOR	889	79.760	70,926
TQS	3/4 STORY	462	79.760	36,851
OSP	SCRN PORCH	364	22.500	8,190
HST	HALF STORY	168	79.760	13,400
Net Sketched Area:		7,955	Total:	397,644
Size Ad	3855.1999	Gross Area	8376	FinArea 4229

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0
SFL	90				0

IMAGE



AssessPro Patriot Properties, Inc